AMENDMENT 22

to the

OFFICIAL PLAN (1988)

of the

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

92-00035/

THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

BY-LAW NO. 22 OF 1991

A By-Law to adopt Amendment 22
to the Official Plan of the
Regional Municipality of Ottawa-Carleton

The Council of the Regional Municipality of Ottawa-Carleton, pursuant to Sections 17 and 21 of The Planning Act, 1983, enacts as follows:

1. Amendment 22 to the Official Plan of the Regional Municipality of Ottawa-Carleton is hereby adopted.

2. The Clerk shall apply to the Minister of Municipal Affairs for the approval of the said Amendment 22.

3. This By-law shall come into force and take effect on the day of its final passing.

ENACTED and passed this 23rd day of January , 1991.

CLERK

CHAIRMAN

AMENDMENT 22
OFFICIAL PLAN (1988) OF THE
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

PURPOSE

The purpose of Amendment 22 is to update the growth projections upon which the regional development strategy is based in order to bring them into line with revised population and household projections issued in April 1990. Policies in Part I: Introduction, Part II: Regional Development Strategy, and Part III: The Urban Area are amended accordingly.

BASIS

The Official Plan's development strategy was originally based on population figures from the 1981 census. Results of the 1986 Census and the Region's 1986 Employment Survey indicated growth rates to have exceeded even the "high" population projection prepared in 1983-84. Since 1986, construction and land consumption indicators show growth to have been maintained at above projected levels through the latter 1980s.

In order to evaluate the implications of continued higher growth through the planning period to 2011, revised population and household projections were undertaken. These (1990 Update, Population Projections Ottawa-Carleton 1986-2011, and Update Report 1990, Household and Housing Projections 1986-2011) were released in April 1990. Since that time, the revised projections have generally been used as the basis for planning servicing, housing and land requirements in the region. It is therefore considered appropriate to formally incorporate the revised projections in the Official Plan.

THE AMENDMENT

1. Section 1.3, Growth Projections, and Section 1.4, Time Frames of the Plan, are hereby deleted and replaced with the following:

"1.3 GROWTH PROJECTIONS

"Investigation of the prospects for growth in employment and population indicates that a population of 871,000 supported by about 560,000 jobs could be reached within Ottawa-Carleton as early as the year 2011.

"Employment growth is expected to result mainly from expansion in the sectors of services and trade, and to a lesser extent in manufacturing and public administration.

The ratio of jobs to population will increase due to the population age structure and higher levels of participation by women in the labour force. This Plan provides for an increase of approximately 219,000 jobs over the 1986 level of 341,000.

"The population projection is based on age specific rates of fertility and mortality and an assumed level of net in-migration. The level of net in-migration assumed is dependent on the continued creation of jobs noted above. This projection contemplates an average annual compound rate of population growth equal to 2.0 percent during the 1980s, falling off to 1.5 percent in the 1990s, and to 1.2 percent in the first decade of the next century. This results in an increase of approximately 264,000 persons (44 percent) over the 1986 population of 607,000.

"As the rate of population growth tapers off, the rate of new household formation will also decline. However, the long-term trend to smaller households will continue (from 3.9 persons per household in 1961, to 3.4 in 1971, to 2.7 in 1986 and projected to be 2.4 by 2011), meaning that households will continue to grow faster than population. The projection calls for the addition of over 140,000 new households by 2011, which is a 60 percent increase over the total number of households in 1986.

"After accounting for housing units to replace those which are demolished, and to provide adequate vacancy levels, it will be necessary to add approximately 150,000 dwelling units to the 1986 housing stock to meet forecast requirements.

"Of the total housing requirements, indications are that the demand for new units of various types will be in the following proportions: 51 percent single detached, 21 percent ground oriented multiples, and 28 percent apartments. The high demand for single detached units is a result of a population age structure which will be dominated by middle-aged adults. The types of housing units required have a major influence on the need for additional urban land.

"In summary the following are adopted to illustrate the amount and character of growth which could materialize in Ottawa-Carleton:

	1971	1981	1986	1991	2001	2011
Jobs	214,000	292,000	341,000	390,000	475,000	560,000
Population	472,000	547,000	607,000	665,000	774,000	871,000
Households	138,000	200,000	228,000	259,000	314,000	368,000
Urban Land*	13,400	17,300	19,400	22,000	26,500	31,000

* developed land in hectares, including roads

"1.4 **TIME FRAMES OF THE PLAN**

"Policies in this Plan address various time frames. The designation of urban land is based on accommodating the households and jobs associated with a regional population of 871,000, which may occur by 2011. The designation of urban land includes a margin of surplus to provide for effective market operation and competition. The surplus is approximately an additional five years of projected urban land requirements. Piped services are planned and built for a useful life of 50 years or more. Policies for the protection of natural resources and of the natural environment have an indefinite time frame, extending even further into the future."

2. Section 2.1.1, Urban/Rural Distinction, is hereby amended by:

(a) Deleting the second sentence of the fourth paragraph and substituting the sentence "By 1986, the extent of the developed area had more than doubled (to approximately 19,400 hectares)."

(b) Deleting the last sentence of the fourth paragraph and substituting the sentence "In 1986, the developed urban area contained 90 percent of the regional population, 92 percent of all households and 96 percent of all jobs, while occupying just 7 percent of the total regional land area."

3. Section 2.1.2, Amount of Urban Land, is hereby deleted and replaced with the following:

"2.1.2 **Amount of Urban Land**

"It is expected that the rate of growth in population and households will remain strong through the 1980s and then begin to slow through the 1990s and into the next century. With this slowing rate of growth will come a gradual reduction in the rate at which land is urbanized. However, the decline in the rate of urbanization will be moderated by a projected increase in the proportion of housing which is single detached. Single detached dwelling units consume substantial amounts of urban land. By 2011, the area of developed urban land could reach approximately 31,000 hectares.

"This projection of land requirements assumes that about one new dwelling unit in six will be produced through infilling on small land parcels, the conversion of non-residential lands and buildings to residential use, or the redevelopment of residential land to higher densities. Even if this is achieved, based on the projection of housing demand which features a high proportion of single detached and other low density units, it is expected that over half of the dwelling units constructed in urban areas during the 1980s and 1990s will be constructed outside the greenbelt, where land for this type of development is more available.

"In addition, land is included within the area designated for urban development to provide for an orderly and competitive land market. The area designated for urban development is large enough to accommodate anticipated growth to 2011 including a surplus of approximately five years additional land supply to encourage an efficient market. However, due to the relatively long time frame involved, the projected slowing of the growth rate, the uncertainties with respect to long term economic prospects, and the commitment to servicing implied by an urban designation, this Plan does not designate urban lands greatly in excess of needs.

"It is expected that a total urban designation of approximately 33,000 hectares will provide for projected requirements, within a suitable margin of surplus, to the year 2011. This estimate provides sufficient urban land to maintain the historical balance between urban and rural development, wherein approximately 90 percent of all regional residents choose to live in urban areas.

"In summary, Council's objective is:

"3. **To designate sufficient land in the urban area to meet projected requirements to 2011 including a surplus to ensure orderly market operation."**

4. Section 2.1.7, Transportation Strategy, is hereby amended by deleting from the second paragraph the phrase "725,000 (about 2001) a total of 2.6 million trips" and replacing it with the phrase "870,000 (approximately 2011) a total of 3.3 million trips."

5. Section 3.1.2, Objectives for Employment Areas, is hereby amended by:

a) Deleting from the fourth sentence of the second paragraph the phrase "In 1981" and substituting "In 1986".

b) Deleting the first of the summary objectives and substituting the following:

"1. To plan and provide land for an increase of 220,000 jobs by 2011."

6. Section 3.1.3.1, Central Area, is hereby amended by deleting the fourth paragraph and substituting the following:

"In 1986 approximately 75,000 jobs were located in the central area. It is anticipated that the number will grow to approximately 90,000 by 2001 and may be in the range of 95-105,000 by 2011. This represents a decreasing proportion of total employment locating in the central area, a trend that has been evident since 1971."